

Notes from Parish Clerk Liaison Meeting 4 October 2016

Purpose of meeting:

- To ensure continued liaison with Parish and Town Councils regarding the emerging Arun Local Plan, and particularly the additional work that officers are currently undertaking to test development capacity.
- Further consideration of the relationship between the emerging ALP and 'made' neighbourhood plans, and implications of the latest housing needs evidence.

Agenda

1. Welcome and Introduction – David Coleman

- Local Plan Update
- Evidence Base Progress
- Strategic Planning requirements
- Housing Land Supply
- Next Steps
- Questions to be addressed

2. Housing and Economic Land Availability Assessment – Martyn White

- Methodology
- What has been undertaken?
- Site Assessment
- Next Steps

3. Questions / AOB

Questions and Answers

Q. Will the funding for highway / road improvements come under S106 or S278?

A. It's very difficult within the restrictions imposed by the CIL Regulations. The Council will seek to utilise the most appropriate method within the legislative framework. Section 278 agreements will be utilised where possible and appropriate to fund highway mitigation measures

Q. Are Neighbourhood Development Plan allocations and planning commitments within areas being counted towards parish allocations?

A. Yes, all existing permissions and allocations are being included. The Council is currently updating the components of the housing supply to take into account the latest monitoring data, and updated figures will be included in the modified local plan.

Q. How is the Local Plan factoring in road improvements being planned and will constraints be considered?

A. A highway assessment is being undertaken to consider the impact of planned growth on the highway network. This includes a sensitivity analysis considering a potential future Arundel by-pass. The Study will be published in due course alongside the Local Plan proposed modifications.

Q. Have we got a definitive figure of what the unmet needs are? Is it Worthing and Brighton who are unable to meet their needs?

A. Several authorities within the 'housing market area' (HMA) are currently unable to meet their own needs, including Brighton and Worthing. The Council is currently working with all authorities within the HMA to identify and calculate a definitive figure, which will be provided as part of the evidence to support the Local Plan examination process.

Q. Do we have a date for the adoption of a CIL charging schedule?

A. Not at the current time. It will be dependent on having an up to date and sound Local Plan, and any future CIL charging schedule will also be informed by the outcome of the Local Plan Viability Study.

Q. Can Parish Council's be consulted on the HELAA prior to publication?

A. There will not be further public consultation on the outcome of the HELAA prior to publication of the document. The Council has consulted with parish and town councils and wider stakeholders as part of the process of updating the HELAA in order to identify any factual errors or inaccuracies associated with individual site assessments. In addition a number of new sites have been added as a result of the call for sites exercise. The HELAA is a largely technical planning exercise, although does involve an element of planning judgement, and therefore it would not be appropriate to consult on findings again at this stage. The Council is required to regularly review and update the HELAA, and therefore any factual errors or inaccuracies will be rectified at the review stage.

Q. Will the HELAA now include clearer information in relation to individual sites in the LEGA proposed allocation?

A. The LEGA sites will be reported in a clearer and more coherent manner in the updated HELAA.

Q. Will the HELAA be used to change the parish allocations within the Local Plan?

A. It is not possible to give a definitive answer on this at the current time because the Council is in the process of reviewing Local Plan policies and considering all options to boost the housing land supply to meet a significantly increased housing requirement.

Q. What does this mean for the Neighbourhood Plans? Will they become defunct?

A. No, but we have to be very clear, we are working with a very different climate now. The objectively assessed housing needs for the District have increased significantly, and without an adequate five year land supply the housing policies in the development plan (including made neighbourhood plans) are considered to be outdated. The presumption in favour of sustainable development applies.

As a result the housing policies in the 'made' neighbourhood plans may need to be revised in time to ensure that they are compliant with the strategic policies of the Local Plan once adopted. The Council is seeking clarification from the Government in relation to the future mechanisms for reviewing Neighbourhood Plans.

Q. Is there capacity within the Local Plan sites to deliver the required numbers of houses?

A. The Council is currently working to establish the revisions required to the Local Plan, including the allocation of additional sites to meet the revised objectively assessed housing needs. Further details will be provided to Parish and Town Council in due course.